

112.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

639,700 / 639,700

USE VALUE:

639,700 / 639,700

ASSESSED:

639,700 / 639,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PHILEMON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WIENHOLD KATHLEEN A	
Owner 2:		
Owner 3:		

Street 1:	23 PHILEMON STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1241 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8686		Sq. Ft.	Site		0	70.	0.78	6									476,408						476,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		8686.000	163,300		476,400	639,700		
Total Card		0.199	163,300		476,400	639,700	Entered Lot Size	
Total Parcel		0.199	163,300		476,400	639,700	Total Land:	
Source:		Market Adj Cost		Total Value per SQ unit /Card:	515.55	/Parcel: 515.55	Land Unit Type:	

User Acct	70960
GIS Ref	
GIS Ref	
Insp Date	
11/30/18	

**USER DEFINED**

Prior Id # 1:	70960
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:42:21
LAST REV	
Date	Time
09/04/19	11:52:28
apro	
8666	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	163,300	0	8,686.	476,400	639,700		Year end	12/23/2021
2021	101	FV	157,700	0	8,686.	476,400	634,100		Year End Roll	12/10/2020
2020	101	FV	157,700	0	8,686.	476,400	634,100		Year End Roll	12/18/2019
2019	101	FV	143,400	0	8,686.	469,600	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	143,400	0	8,686.	360,700	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	143,400	0	8,686.	340,300	483,700	483,700	Year End Roll	1/3/2017
2016	101	FV	143,400	0	8,686.	313,100	456,500	456,500	Year End	1/4/2016
2015	101	FV	142,700	0	8,686.	292,600	435,300	435,300	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAO JIMMY	30579-334		8/24/1999		250,000	No	No		
HODNETT PAUL/ET	23448-210		7/21/1993		165,000	No	No	Y	

PAT ACCT.**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	758	Redo Kit	39,000	C				
9/2/2015	1252	Siding	30,000		9/2/2015			Strip and re-side
5/30/2013	771	Solar Pa	20,800	C				
3/28/2013	431	Re-Roof	4,000	C				
5/1/2006	322	Redo Bat	25,000		G7	GR FY07		
5/11/2005	364	Manual	3,400					insulate walls mo
9/1/1998	628	Manual	2,000					NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
11/12/2015	Permit Insp	PC	PHIL C
6/20/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	345	PATRIOT
6/23/2006	Permit Visit	BR	B Rossignol
11/14/2000	Hearing Chag	189	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/3/2000	Measured	264	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

